

Critical Area Neighborhood Meeting Handout

NEIGHBORHOOD MEETING:

The City has received a request for a development or construction project that contains a critical area and/or its associated buffer, or areas, within its project boundaries and is holding a Neighborhood Meeting to discuss whether this project might impact the critical area. At the meeting, representatives from the City will describe the project and discuss any potential impacts with any interested members of the community. Criteria for a Neighborhood Meeting:

1. Level 2 or Higher Land Use Permit: Master Site Plan (Level 5 Review), Site Development Permit (Level 3 Review), Administrative Adjustments of Standards (Level 2 Review).
2. Critical Areas Studies Required: Yes, see below.

APPLICATION INFORMATION:

Project Name: Edwards Plat
Permit Number(s): PRJ16-00014, PP20-00001, SEP20-00010
Address: 240 SW Francis LN
Neighborhood: Squak Mountain
Parcel Number(s): 332406-9045

Project Description: The applicant is proposing to subdivide a 4.14-acre parcels into 10 single-family lots utilizing the Cluster Housing provisions. The site consists of a Class 2 stream, coal mine hazard areas, and steep slopes. The project will provide on-site parking, common useable open space, and construct an internal road within the development. To preserve all on-site critical areas, all critical areas within a tract.

SPECIFIC CRITICAL AREA INFORMATION:

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

- | | |
|--|---|
| <input type="checkbox"/> Critical Aquifer Recharge Area | <input checked="" type="checkbox"/> Geotechnical including: |
| <input type="checkbox"/> Flood Hazard (<i>IMC 18.10.530 & 16.36</i>) | <input checked="" type="checkbox"/> Steep Slopes (<i>IMC 18.10.580</i>) |
| <input checked="" type="checkbox"/> Steams (<i>IMC 18.10.770-795</i>) | <input checked="" type="checkbox"/> Mine and Erosion (<i>IMC 18.10.520</i>) |
| <input checked="" type="checkbox"/> Wetlands (<i>IMC 18.10.590-760</i>) | <input type="checkbox"/> Landslide (<i>IMC 18.10.560</i>) |
| <input type="checkbox"/> Shorelines (<i>IMC 18.10.940 and see below</i>) | <input type="checkbox"/> Seismic (<i>IMC 18.10.570</i>) |

PROJECT CONTACT INFORMATION:

Staff Contact: Valerie Porter, Associate Planner
Email: ValerieP@issaquahwa.gov

Property Owner: Jim Edwards
PO Box 1123
Kent, WA 98035

Authorized Agent: Ian Faulds LDC, Inc.
20210 142nd Ave NE
Woodinville, WA 98072

LINKS TO PROJECT DOCUMENTS:**Project Narrative:**

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_2R_Narrative_2021-10-21.pdf

Plan Set:

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_2R_Plan-Set_2021-10-21.pdf

Landscape Plan:

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_2R_Landscape-Plan_2021-10-21.pdf

Critical Area Study & Wetland Mitigation Plan:

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_1R_Critical-Area-Wetland-Report_2020-09-15.pdf

Tree Health Assessment & Arborist Report:

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_2R_Landscaping-and-Irrigation-Plans_2021-10-21.pdf

Geotechnical Report:

https://products.issaquahwa.gov/ActiveProjects/PP20-00001/PP20-00001_2R_Geotechnical-Report_2021-10-21.pdf

CRITICAL AREA STUDY INFORMATION:

Provide a brief description of the on-site critical areas and/or their buffers and the proposal's relationship to and impacts, if any, on the critical area(s):

There are multiple critical areas located on the project site, which are shown on Sheet 6 in the plan set. The site contains a Class 2 stream with a 75-foot buffer, moderate coal mine hazard areas, severe coal mine hazard areas, and steep slopes.

In addition to the buffers identified all critical areas must have an additional 15-foot building setback buffer, except for coal mine hazard areas. The proposed development is avoiding direct impacts to all critical areas located on the project site.

1. Was critical area study/ies reviewed by City consultant(s)?

☒ Yes ☐ No

- Steep Slopes: Reviewed by Golder Associates, Inc. & Wood Environment & infrastructure Solutions, Inc.
- Coal Mine Hazards: Reviewed by Golder Associates, Inc. & Wood Environment & infrastructure Solutions, Inc.
- Stream: Reviewed by Watershed Company

2. Does the project propose any adjustments or reductions to alter the Critical Area(s) or associated buffers?

☐ Yes ☒ No

If yes, describe and indicate whether the alterations area allowed by code:

N/A

3. Does the proposal protect the Critical Area(s) consistent with Code?

☒ Yes ☐ No

4. Is Critical Area mitigation proposed or required?

☐ Yes ☒ No

5. Does the project offer any improvements to the Critical Area(s)?

☐ Yes ☒ No

6. Is the project within Shoreline jurisdiction?

☐ Yes ☒ No

TREE PROTECTION & RETENTION INFORMATION:

Provide a brief description of the site's trees and the proposal's relationship to and impacts on trees:

The project site is approximately 4.10-acres and is former farmland. Majority of the site is undeveloped. The western portion of the site is forested, and the east side of the parcel contains pastures and trees. The project will be removing existing trees due to the proposed development. All trees on the west side of the stream will remain.

1. What are the tree retention requirements for the site and is the project meeting the requirements?

☐ Yes ☐ No

The proposed subdivision is located within the SF-E zone and is required to retain a minimum of 30% of the total caliper inches of existing significant trees outside of critical areas and buffers. Tree retention requirements are still under review by City staff.

2. Does proposal request a tree retention reduction? How much? Does it meet the criteria for reduction?

No, the project is not requesting a tree retention reduction.

3. Does the project propose to replace trees?

☒ Yes ☐ No

If yes, please explain if trees will be on-site, off-site, and/or paying into the Tree Fund.

Tree retention and replacement requirements are still under review by City staff. The project is proposing to install 20 new trees along the roadways, which will be in addition to the trees installed on the individual lots.

4. Does the project meet tree density?

☐ Yes ☐ No

If yes, describe how.

Should the preliminary plat be approved, tree density will be reviewed with each individual lot during the construction permit phase. This level of detail is not required at this time.